



Rizzetta & Company

# **Bridgewater of Wesley Chapel Community Development District**

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## **Board of Supervisors' Meeting January 9, 2020**

**District Office:  
5844 Old Pasco Road, Suite 100  
Wesley Chapel, FL 33544  
813-994-1001**

[www.bwcdd.org](http://www.bwcdd.org)

# **BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT**

Rizzetta & Company, 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544

<b>Board of Supervisors</b>	Steve Brown Joseph Kosiarski Vacant Chantell Sicard Don Brisendine	Chairman Vice Chairman Assistant Secretary Assistant Secretary Assistant Secretary
<b>District Manager</b>	Angel Montagna	Rizzetta & Company, Inc.
<b>District Counsel</b>	Vivek Babbar	Straley Robin & Vericker
<b>District Engineer</b>	Steven Brletic	JMT Engineering

**All cellular phones must be placed on mute while in the meeting room.**

The Audience Comment portion of the agenda is where individuals may make comments on matters that concern the District. Individuals are limited to a total of three (3) minutes to make comments during this time.

Pursuant to provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting/hearing/workshop is asked to advise the District Office at least forty-eight (48) hours before the meeting/hearing/workshop by contacting the District Manager at (813) 933-5571. If you are hearing or speech impaired, please contact the Florida Relay Service by dialing 7-1-1, or 1-800-955-8771 (TTY) 1-800-955-8770 (Voice), who can aid you in contacting the District Office.

A person who decides to appeal any decision made at the meeting/hearing/workshop with respect to any matter considered at the meeting/hearing/workshop is advised that person will need a record of the proceedings and that accordingly, the person may need to ensure that a verbatim record of the proceedings is made including the testimony and evidence upon which the appeal is to be based.

**BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT  
DISTRICT OFFICE □ 5844 OLD PASCO ROAD □ SUITE 100 □ WESLEY CHAPEL,  
FL 33544**

[WWW.BWCDD.ORG](http://WWW.BWCDD.ORG)

January 2, 2020

**Board of Supervisors  
Bridgewater of Wesley Chapel  
Community Development  
District**

Dear Board Members:

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District will be held on **Thursday, January 9, 2020 at 6:30 p.m.** at the office of Rizzetta & Company, Inc., located at 5844 Old Pasco Road, Suite 100, Wesley Chapel, FL 33544. The following is the advance agenda for this meeting:

- 1. CALL TO ORDER/ROLL CALL**
- 2. AUDIENCE COMMENTS**
- 3. AQUATIC/FIELD INSPECTION REPORTS**
  - A. Presentation of Aquatic Systems Report ..... Tab 1
  - B. Presentation of Field Inspection/Landscape Report ..... Tab 2
- 4. STAFF REPORTS**
  - A. District Counsel
  - B. District Engineer
  - C. District Manager
- 5. BUSINESS ITEMS**
  - A. Consideration of a Board Supervisor Replacement..... Tab 3
    1. Administer Oath of Office to Newly Appointed Supervisor..... Tab 4
    2. Review of Form 1 and Sunshine Amendment
  - B. Consideration of Resolution 2020-01, Re-Designating Officers of the District..... Tab 5
  - C. Consideration of Establishment of Audit Committee
  - D. Consideration of Proposals from Finn Outdoor..... Tab 6
- 6. BUSINESS ADMINISTRATION**
  - A. Consideration of the Operation & Maintenance Expenditures for November 2019..... Tab 7
  - B. Consideration of Minutes of the Board of Supervisors Meeting held on December 5, 2019
- 7. AUDIENCE COMMENTS AND SUPERVISOR REQUESTS**
- 8. ADJOURNMENT**

We look forward to seeing you at the meeting. In the meantime, if you have any questions, please do not hesitate to call me at (813) 933-5571.

Sincerely,  
**Angel Montagna**  
District Manager

# Tab 1

**RESOLUTION 2020-01**

**A RESOLUTION OF THE BOARD OF SUPERVISORS OF BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT RE-DESIGNATING THE OFFICERS OF THE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE**

WHEREAS, Bridgewater of Wesley Chapel Community Development District (hereinafter the "District") is a local unit of special-purpose government created and existing pursuant to Chapter 190, Florida Statutes, being situated entirely within Pasco County, Florida; and

WHEREAS, the Board of Supervisors of the District desires to designate the Officers of the District.

**NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF SUPERVISORS OF BRIDGEWATER OF WESLEY CHAPEL COMMUNITY DEVELOPMENT DISTRICT:**

Section 1. \_\_\_\_\_ is appointed Chairman.

Section 2. \_\_\_\_\_ is appointed Vice Chairman.

Section 3. \_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.  
\_\_\_\_\_ is appointed Assistant Secretary.

Section 4. This Resolution shall become effective immediately upon its adoption.

**PASSED AND ADOPTED THIS \_\_\_\_ DAY OF \_\_\_\_\_, 2020.**

**BRIDGEWATER OF WESLEY  
CHAPEL COMMUNITY  
DEVELOPMENT DISTRICT**

\_\_\_\_\_  
**CHAIRMAN/VICE CHAIRMAN**

**ATTEST:**

\_\_\_\_\_  
**SECRETARY/ASST. SECRETARY**

## **Tab 2**

**BRIDGEWATER OF WESLEY CHAPEL**  
**COMMUNITY DEVELOPMENT DISTRICT**

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DISTRICT OFFICE · 5844 OLD PASCO ROAD · SUITE 100 · WESLEY CHAPEL, FLORIDA 33544

**Operation and Maintenance Expenditures**  
**November 2019**  
**For Board Approval**

Attached please find the check register listing the Operation and Maintenance expenditures paid from November 1, 2019 through November 30, 2019. This does not include expenditures previously approved by the Board.

The total items being presented:     **\$81,951.71**

Approval of Expenditures:

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\_\_\_\_\_ Chairperson

\_\_\_\_\_ Vice Chairperson

\_\_\_\_\_ Assistant Secretary

# Bridgewater of Wesley Chapel Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
All-Star Restoration	004183	274	Pressure Wash Exterior Sidewalks 50% - 11/19	\$ 3,000.00
Aquatic Systems Inc	004176	0000459866	Midge Fly Treatments Sites 1-9 & 11-18 10/19	\$ 29,414.00
Aquatic Systems Inc	004184	0000461383	Monthly Lake and Wetland Services 11/19	\$ 2,300.00
Chantell Sicard	004193	CS110719	Board of Supervisor Meeting 11/07/19	\$ 200.00
Department of Economic Opportunity	004187	74188	Special District Fee FY 19/20	\$ 175.00
Donald L. Brisendine	004185	DB110719	Board of Supervisor Meeting 11/07/19	\$ 200.00
IGD Services, Inc	004188	5432	Concrete Sidewalk Repair 10/19	\$ 20,560.00
Johnson, Mirmiran, & Thompson, Inc.	004177	10-145546	Engineering Services 09/19	\$ 370.00
Johnson, Mirmiran, & Thompson, Inc.	004189	11-146558	Engineering Services 10/19	\$ 3,315.00
Joseph P. Kosiarski	004190	JK110719	Board of Supervisor Meeting 11/07/19	\$ 200.00
Landscape Maintenance Professionals, Inc.	004180	147129	Debris Removal & Install Wax Myrtles 09/19	\$ 435.00
Landscape Maintenance Professionals, Inc.	004191	147680	Monthly Landscape Services 11/19	\$ 7,670.00



# Bridgewater of Wesley Chapel Community Development District

## Paid Operation & Maintenance Expenditures

November 1, 2019 Through November 30, 2019

<u>Vendor Name</u>	<u>Check Number</u>	<u>Invoice Number</u>	<u>Invoice Description</u>	<u>Invoice Amount</u>
Landscape Maintenance Professionals, Inc.	004191	148087	Bahia, Ornamental & St Augustine Fertilization 10/19	\$ 1,385.00
Landscape Maintenance Professionals, Inc.	004191	148088	Pest Control 10/19	\$ 150.00
Netix Solutions LLC	004192	0400	Monthly Website Services 11/19	\$ 100.00
Pasco Sheriff's Office	004178	I-9/3/2019-03978	Extra Duty Detail 10/19	\$ 2,924.00
Rizzetta & Company, Inc	004181	INV0000044484	District Management Fees 11/19	\$ 4,989.17
Rizzetta Amenity Services, Inc.	004179	INV0000000006805	Facilities Management Fees 11/19	\$ 523.75
Rizzetta Amenity Services, Inc.	004182	INV0000000006835	Out of Pocket Expenses 10/19	\$ 32.13
Steve Brown	004186	SB110719	Board of Supervisor Meeting 11/07/19	\$ 200.00
Withlacoochee River Electric Cooperative, Inc	004194	10261233 10/19	Summary 1430204-1430211 10/19	\$ 3,138.52
Withlacoochee River Electric Cooperative, Inc	004194	Summary Billing 10/19	Summary Billing 10/19	<u>\$ 670.14</u>
<b>Report Total</b>				<b><u>\$ 81,951.71</u></b>

## **Tab 3**

**MINUTES OF MEETING**

Each person who decides to appeal any decision made by the Board with respect to any matter considered at the meeting is advised that the person may need to ensure that a verbatim record of the proceedings is made, including the testimony and evidence upon which such appeal is to be based.

**BRIDGEWATER OF WESLEY CHAPEL  
COMMUNITY DEVELOPMENT DISTRICT**

The regular meeting of the Board of Supervisors of Bridgewater of Wesley Chapel Community Development District was held on **Thursday, December 5, 2019 at 6:30 p.m.** at the Country Walk Clubhouse, located at 30400 Country Point Boulevard, Wesley Chapel, FL 33543.

Present and constituting a quorum:

Steve Brown	<b>Board Supervisor, Chairman</b>
Joseph Kosiarski	<b>Board Supervisor, Vice Chairman</b>
Don Brisendine	<b>Board Supervisor, Assistant Secretary</b>
Chantell Sicard	<b>Board Supervisor, Assistant Secretary</b>

Also present were:

Angel Montagna	<b>District Manager, Rizzetta &amp; Company, Inc.</b>
Patrick Brophy	<b>Representative, Aquatic Systems</b>
Kevin Wilt	<b>Representative, Aquatic Systems</b>
Jason Liggett	<b>Representative, LMP</b>

Audience

**FIRST ORDER OF BUSINESS**

**Call to Order**

Ms. Montagna called the meeting to order and performed roll call confirming a quorum for the meeting.

**SECOND ORDER OF BUSINESS**

**Audience Comments**

The Board entertained an audience comment regarding sidewalk issues.

**THIRD ORDER OF BUSINESS**

**Aquatic/ Field Inspection Report**

A. Aquatic Systems Report

Mr. Wilt presented and reviewed the Aquatics Report dated November 25, 2019. A discussion ensued regarding skimmers.

46

On a Motion by Mr. Brown, seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors approved the installation of two skimmers by Finn Outdoor (\$1,850.00) for Bridgewater of Wesley Chapel Community Development District.

47

B. Presentation of Field Inspection Report

48

49

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Ms. Montagna presented the Field Inspection Report dated November 13, 2019.

51

52

**FOURTH ORDER OF BUSINESS**

**Consideration of LMP's Response and  
Proposals for Landscape  
Improvements**

53

54

55

56

57

Ms. Montagna presented the Landscaper's responses to the November Field Inspection Report.

58

59

She presented proposals from LMP for Top Choice and Winter Annuals.

60

On a Motion by Mr. Kosiarski, seconded by Mr. Brown, with all in favor, the Board of Supervisors approved LMP's proposal for the installation of Winter Annuals (\$1,968.00) for Bridgewater of Wesley Chapel Community Development District.

61

62

On a Motion by Mr. Brisendine, seconded by Ms. Sicard, with all in favor, the Board of Supervisors approved LMP's proposal for the installation of Top Choice (\$4,000.00) for Bridgewater of Wesley Chapel Community Development District.

63

64

**FIFTH ORDER OF BUSINESS**

**Staff Reports**

65

66

A. District Counsel

67

Not present.

68

69

B. District Engineer

70

Ms. Montagna reviewed District Engineer's report. She gave the Board updates regarding the following items:

71

72

73

- Sidewalks
- Parking Bollards
- No Mow Zone
- Pond Work

74

75

76

77

78

A discussion ensued.

79

80

81 The Board made the following motions:  
82

83 On a Motion by Ms. Sicard, seconded by Mr. Kosiarski, with all in favor, the Board of  
84 Supervisors approved sidewalk repairs at Belt Link Loop (\$2,750.00) for Bridgewater of  
Wesley Chapel Community Development District.

85 On a Motion by Mr. Kosiarski, seconded by Mr. Brisendine, with all in favor, the Board of  
86 Supervisors approved the purchase of parking bollards (\$3,500.00) for Bridgewater of  
Wesley Chapel Community Development District.

85  
86 **C. District Manager**

87 Ms. Montagna stated that the next Board meeting was scheduled for January  
88 9, 2020 at 6:30 p.m. She stated that the meeting was moved due to the  
89 holiday and now Country Walk has moved their meeting on January 9<sup>th</sup> from a  
90 morning meeting to 6:00 p.m. due to construction going on. The only dates  
91 available at the Clubhouse that don't conflict with District Manager's meetings  
92 are Tuesday, January 14<sup>th</sup>, the 21<sup>st</sup> or the 29<sup>th</sup>. A discussion ensued. The  
93 Board agreed to hold their January 9<sup>th</sup> meeting at Rizzetta & Company's  
94 Wesley Chapel office.

95  
96 **SIXTH ORDER OF BUSINESS**

**Consideration of a Board Supervisor  
Replacement**

97  
98  
99 Ms. Montagna stated that she still had only received one applicant for the vacant  
100 Board seat. She reviewed Dereck Singh's request for consideration for the vacant Board  
101 seat. The Board decided to table this item again.  
102

103 **SEVENTH ORDER OF BUSINESS**

**Administer Oath of Office to Newly  
Appointed Supervisor**

104  
105  
106 This item was tabled until someone is appointed to the vacant seat on the Board.  
107

108 **EIGHTH ORDER OF BUSINESS**

**Consideration of Resolution 2020-01,  
Re-Designating Officers of the District**

109  
110  
111 This item was also tabled.  
112

113 **NINTH ORDER OF BUSINESS**

**Consideration of Proposal for Parking  
Bollards**

114  
115  
116 This item was discussed under Engineer's report.  
117

118 **TENTH ORDER OF BUSINESS** **Consideration of Operation and**  
119 **Maintenance Expenditures for**  
120 **October 2019**  
121

122 Ms. Montagna presented the Operation and Maintenance Expenditures for October  
123 2019.  
124

On a Motion by Mr. Brown, seconded by Ms. Sicard, with all in favor, the Board of Supervisors approved the Operation and Maintenance Expenditures for October 2019 (\$51,066.30) as presented for Bridgewater of Wesley Chapel Community Development District.

125  
126 **ELEVENTH ORDER OF BUSINESS** **Consideration of Minutes of the**  
127 **Board of Supervisors' Meeting held**  
128 **on November 7, 2019**  
129

130 Ms. Montagna presented the minutes of the Board of Supervisors' meeting held on  
131 November 7, 2019.  
132

On a Motion by Mr. Brown, seconded by Mr. Brisendine, with all in favor, the Board of Supervisors approved the minutes of the Board of Supervisors' meeting held on November 7, 2019 as presented for Bridgewater of Wesley Chapel Community Development District.

133  
134 **TWELFTH ORDER OF BUSINESS** **Audience Comments and Supervisor**  
135 **Requests**  
136

137 There were no audience comments put forth at this time. Ms. Montagna asked if  
138 there were any Supervisor requests. Mr. Brown spoke about the flagpole light blinking.  
139

140 Mr. Kosiarski spoke about an Oak tree.  
141

142 **THIRTEENTH ORDER OF BUSINESS** **Adjournment**  
143

144 Ms. Montagna stated that if there was no further business to come before the Board  
145 then a motion to adjourn would be in order.  
146

On a Motion by Mr. Brown seconded by Mr. Kosiarski, with all in favor, the Board of Supervisors adjourned the meeting at 8:23 p.m. for Bridgewater of Wesley Chapel Community Development District.

147  
148  
149 \_\_\_\_\_  
150 Secretary/Assistant Secretary Chairman/Vice Chairman